

Department of Planning & Permitting 'Ewa Development Plan Review

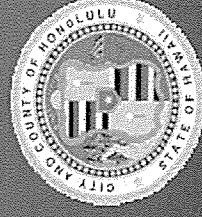
Review Findings

Recommendations:

Plan Revisions

CITY COUNCIL
City and County of Honolulu
Zoning and Planning Committee
Special Meeting

October 10, 2012



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**Submitted by the Department of Planning and Permitting at the 101012 Special Committee on Zoning and Planning meeting*

Ewa Development Plan Review

ZP

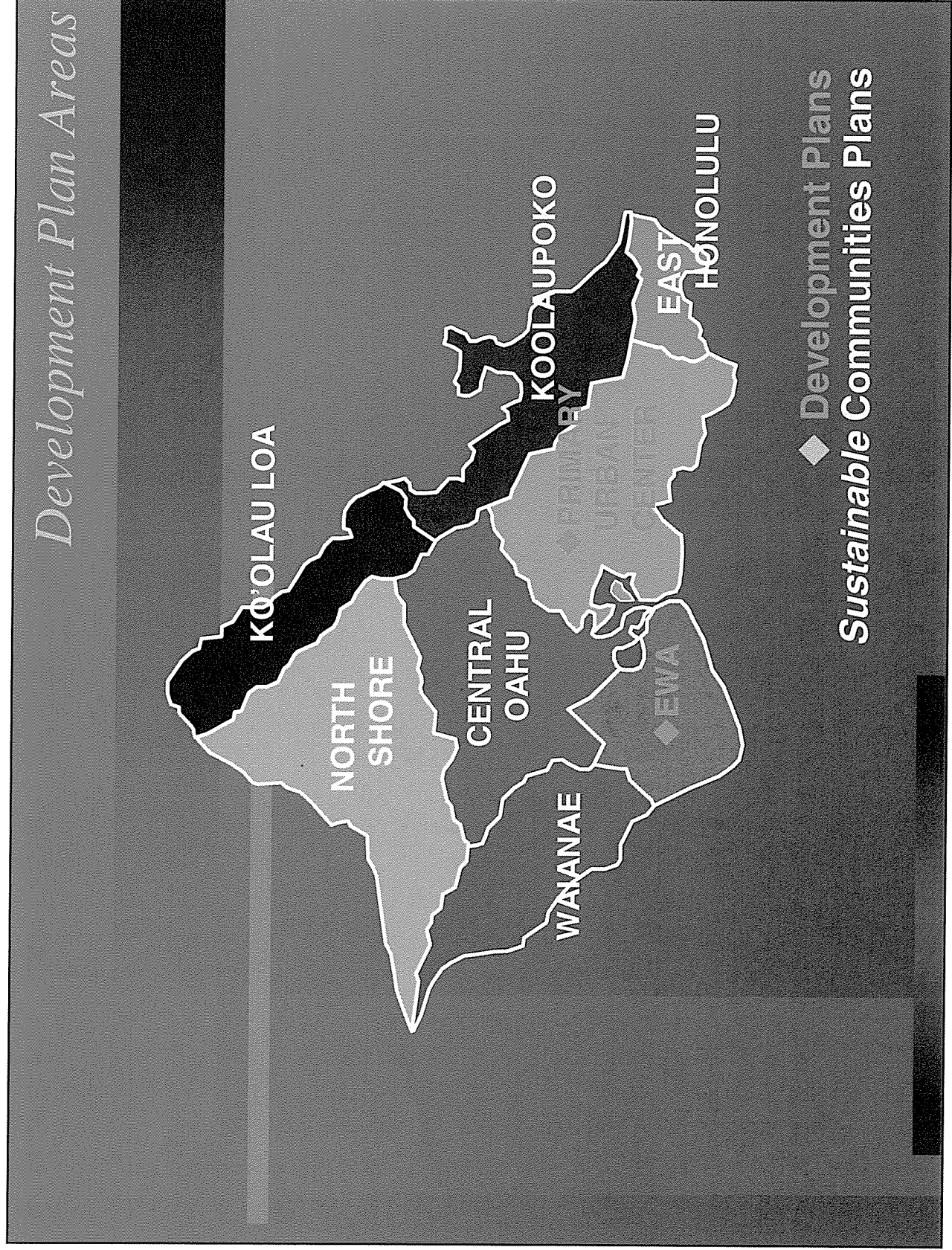
Purpose of the 'Ewa Development Plan Review:

- Talk with the community about 'Ewa's future
- Decide if the vision for 'Ewa's future from the 1997 Plan is still valid and enjoys community support
- Determine how the 1997 Plan and/or its implementation could be better

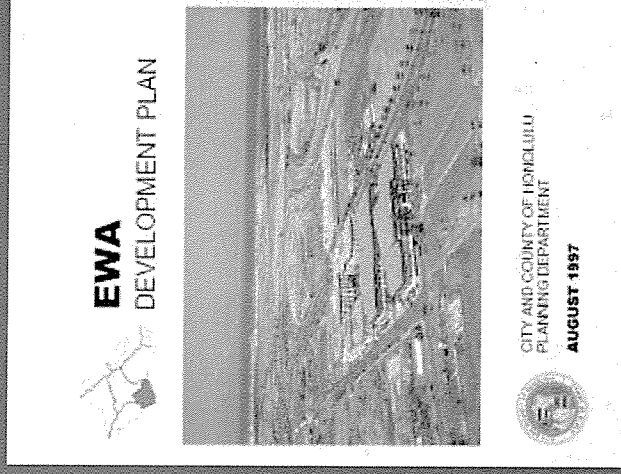


Presentation Overview

- The Ewa Development Plan Review and Community Outreach Process
- Proposed Improvements to the Plan

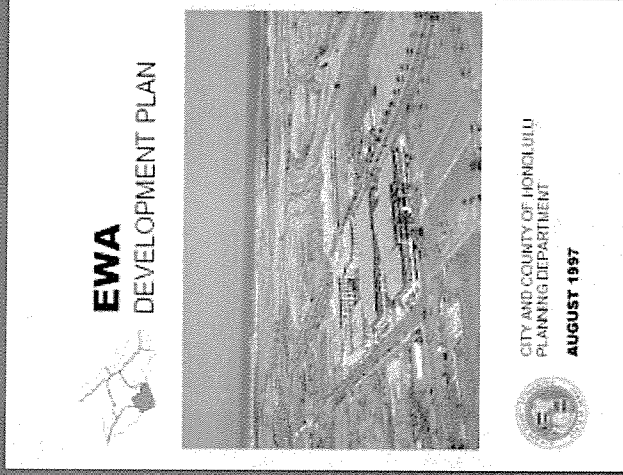


Background for the Review



- Plan was adopted in August 1997 and took effect in October 1997
- Plan was amended in 2000 to change the start of the review period from three to five years

Scope of the Review



- Sec. 5.7 of the Ewa DP calls for DPP to
 - conduct a comprehensive review of the Plan,
 - Address three specific questions, and
 - report recommendations and recommended revisions to the Planning Commission and City Council

Scope of the Review

- The three specific questions that the review addresses:
 - Are the Plan Vision, Policies, Principles, Guidelines, and Implementing Actions still appropriate?
 - Is the purpose of the Development Phasing Guidelines being achieved?
 - Should the Phasing Priorities should be revised?

The Review Process

Community Outreach: See Exhibit A

Copies of the Plan and Review Report were distributed to each Board member and the public and made available on the Web in 2008 and 2011

Presentations to Neighborhood Boards in 2008 and 2011 and the Oct 2008 Workshop and 2011 Public Information Meeting gave the opportunity to learn about proposed changes and to comment.

Additional time to comment on the 2008 draft was provided

DPP has seriously reviewed comments received since 2008 and made changes and additions to the proposed Plan revisions in response

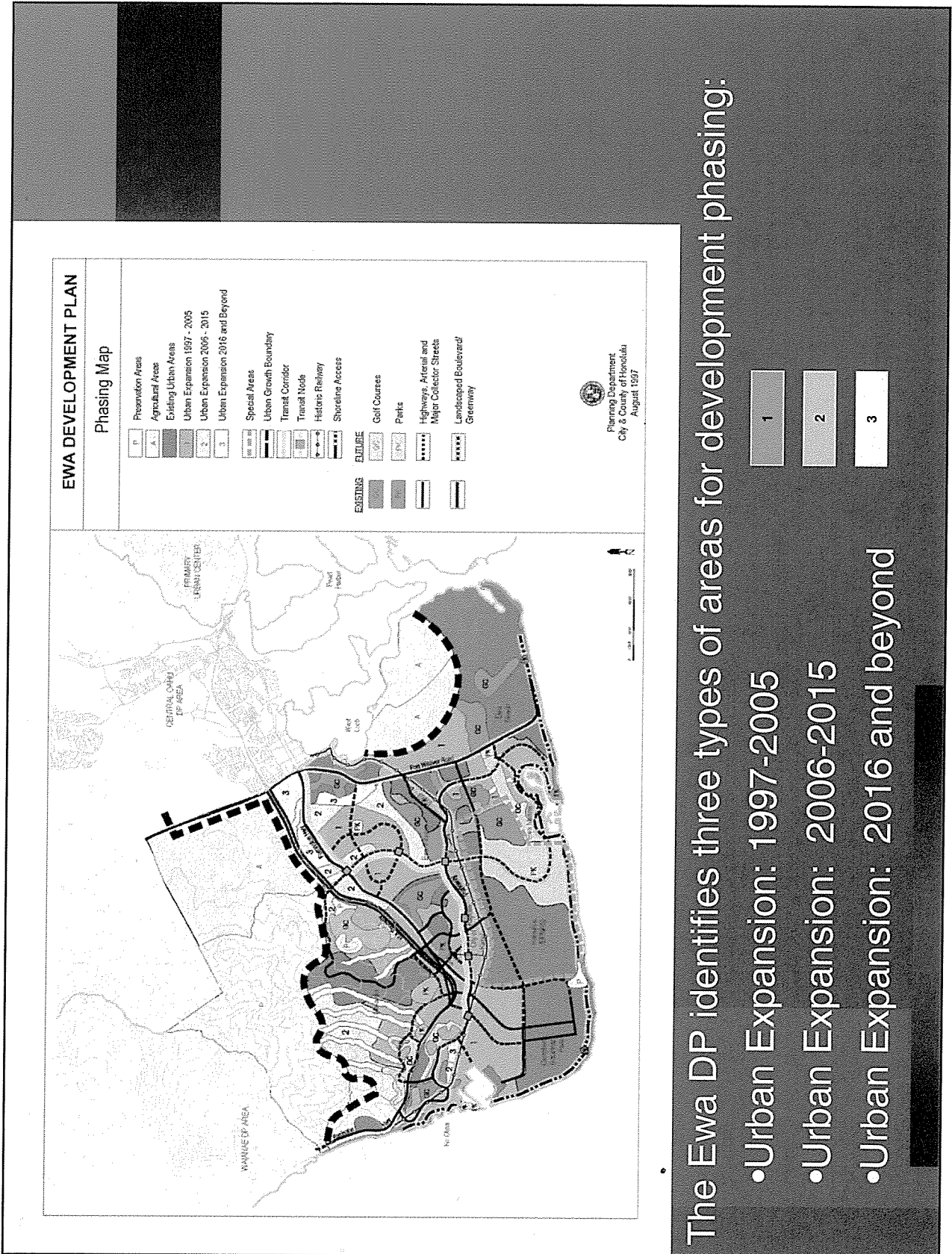
- **Comments Received on 2008 Public Review Draft with DPP Responses:** See Review Report Vol. 1 Appendix C

Review Results

- Is the Plan Vision, and its land use and infrastructure policies and implementing methods still appropriate?

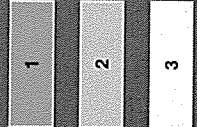
YES

- Plan vision has wide spread support
- Implementation methods need to be improved
 - Vibrant mixed-use community centers
 - Connectivity
 - Adequate infrastructure



The Ewa DP identifies three types of areas for development phasing:

- Urban Expansion: 1997-2005
- Urban Expansion: 2006-2015
- Urban Expansion: 2016 and beyond





Review Results

- Is the purpose of the Plan's phasing guidelines being achieved?

YES

- The East Kapolei areas between Waipahu and Kapolei are in open space and still being farmed.
- Phasing was not the primary reason that developers did not seek to develop the area.

Review Results

Should the phasing priorities be revised?

YES

- The phasing priorities or designations are not needed and should be removed from the Plan.
- Private infrastructure financing and planning works better without phasing designations.
- Phasing of development will happen due to
 - market forces,
 - infrastructure availability, and
 - conditions required by land use approvals



Results of the Review

Review Report (Vol. 1 and 2)

- Documents the Process
- Addresses Required Scope
- Evaluates Implementation
- Analyzes Major Issues
- Recommends Changes to the Plan and to Implementation
- Addresses Proposed Kapolei Movie Studio Amendment (Reso. 08-93)
- Proposed Revised Plan
- June 19, 2012 Memo to Planning Commission

Proposed Plan Revisions

- Exhibit B: Summary of Proposed Changes
- Chapter 3, 'Ewa Development Plan Review Report (May 2011)
- Modified Ramseyer Format version of Proposed Revised 'Ewa Development Plan
- June 19, 2012 Memo to Planning Commission on Comments Received since Oct. 2011 with DPP Recommendations

Proposed Plan Revisions

- Proposed changes do not change the vision for 'Ewa adopted by the City in 1997
- Changes. for the most part, update, clarify, improve and extend existing policy and guidelines
- Changes do not increase land development capacity.

EWA DEVELOPMENT PLAN

Phasing Map

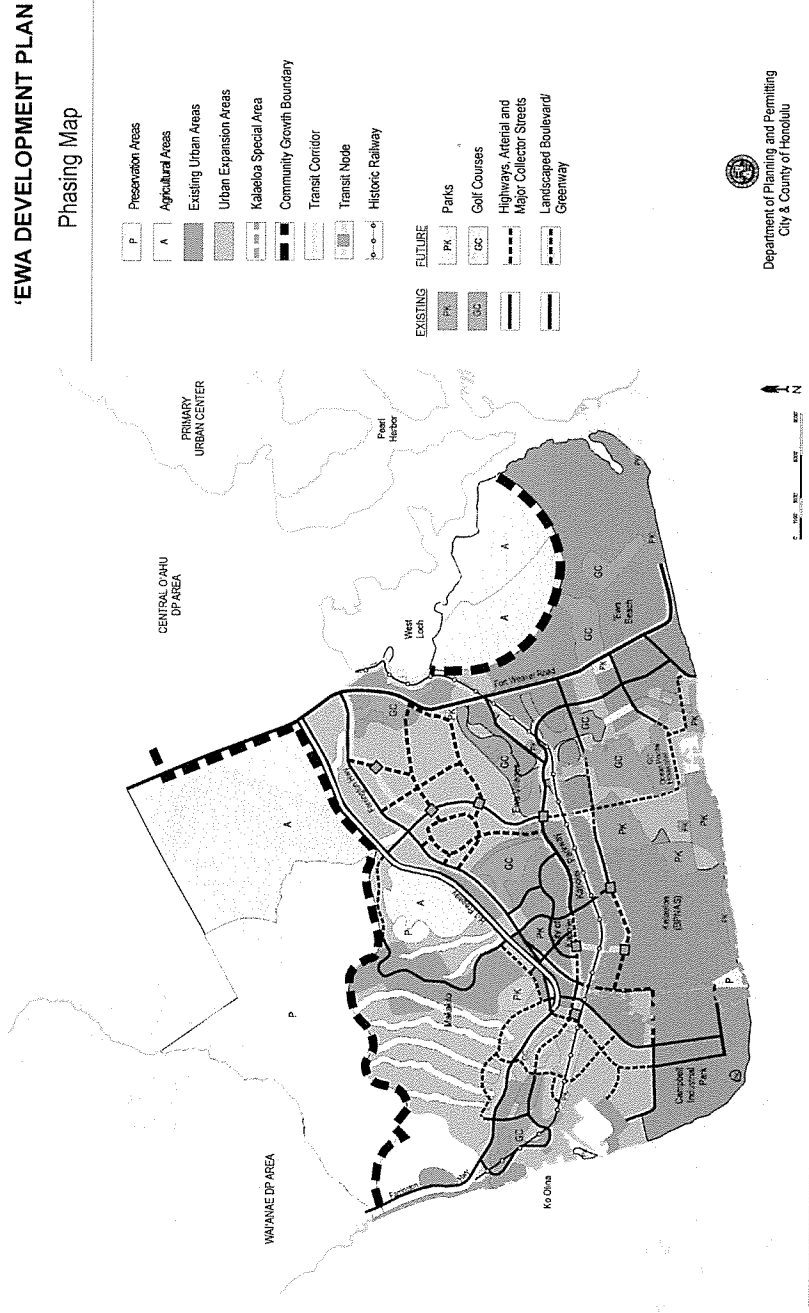
Legend:

- Preservation Areas:**
 - P: Preservation Areas
 - A: Agricultural Areas
- Existing Urban Areas:**
 - 1: Existing Urban Areas
 - 2: Urban Expansion 1997 - 2005
 - 3: Urban Expansion 2006 - 2015
 - 4: Urban Expansion 2016 and Beyond
- Special Areas:**
 - Urban Growth Boundary
 - Transit Corridor
 - Transit Node
 - Historic Railway
 - Shoreline Access
- EXISTING:**
 - GC: Golf Courses
 - PK: Parks
 - HS: Highways, Arterial and Major Collector Streets
 - LB: Landscaped Boulevard/Gateway
- FUTURE:**
 - GC: Golf Courses
 - PK: Parks
 - HS: Highways, Arterial and Major Collector Streets
 - LB: Landscaped Boulevard/Gateway

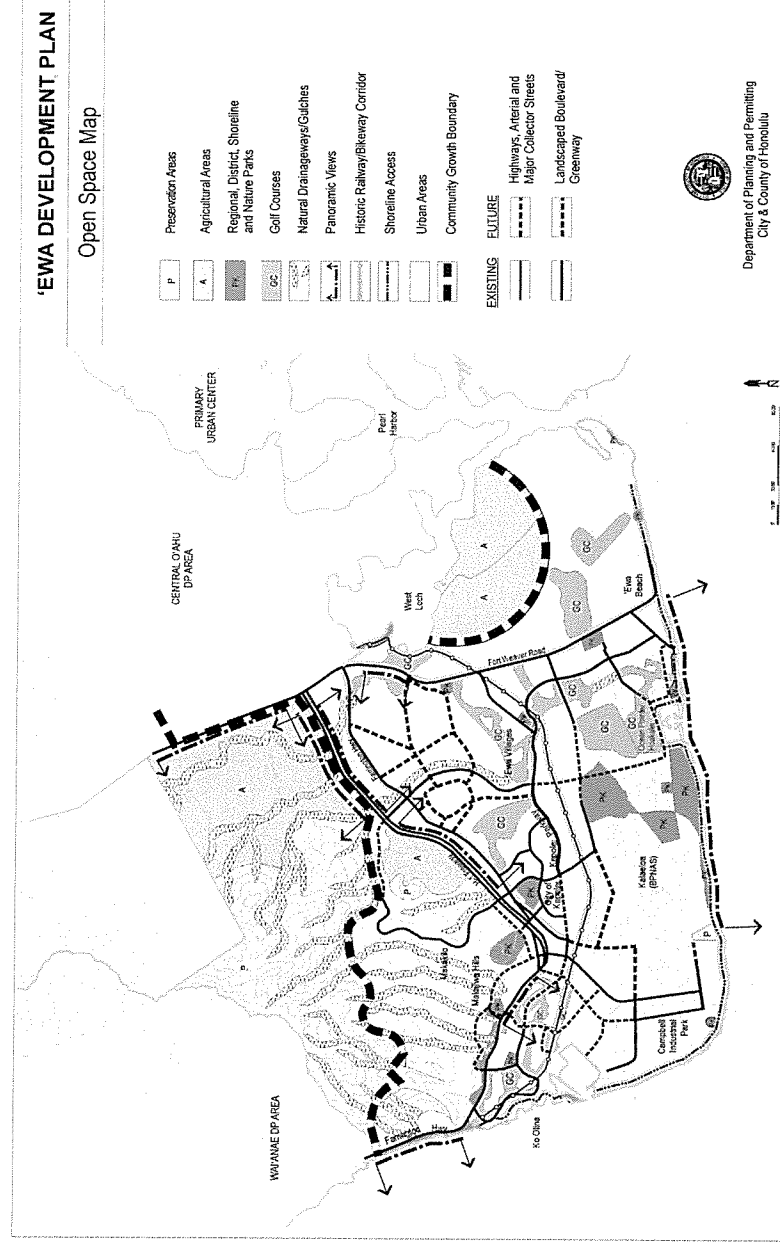
Scale: 0 100 200 300 Feet

North Arrow: [Symbol pointing North]

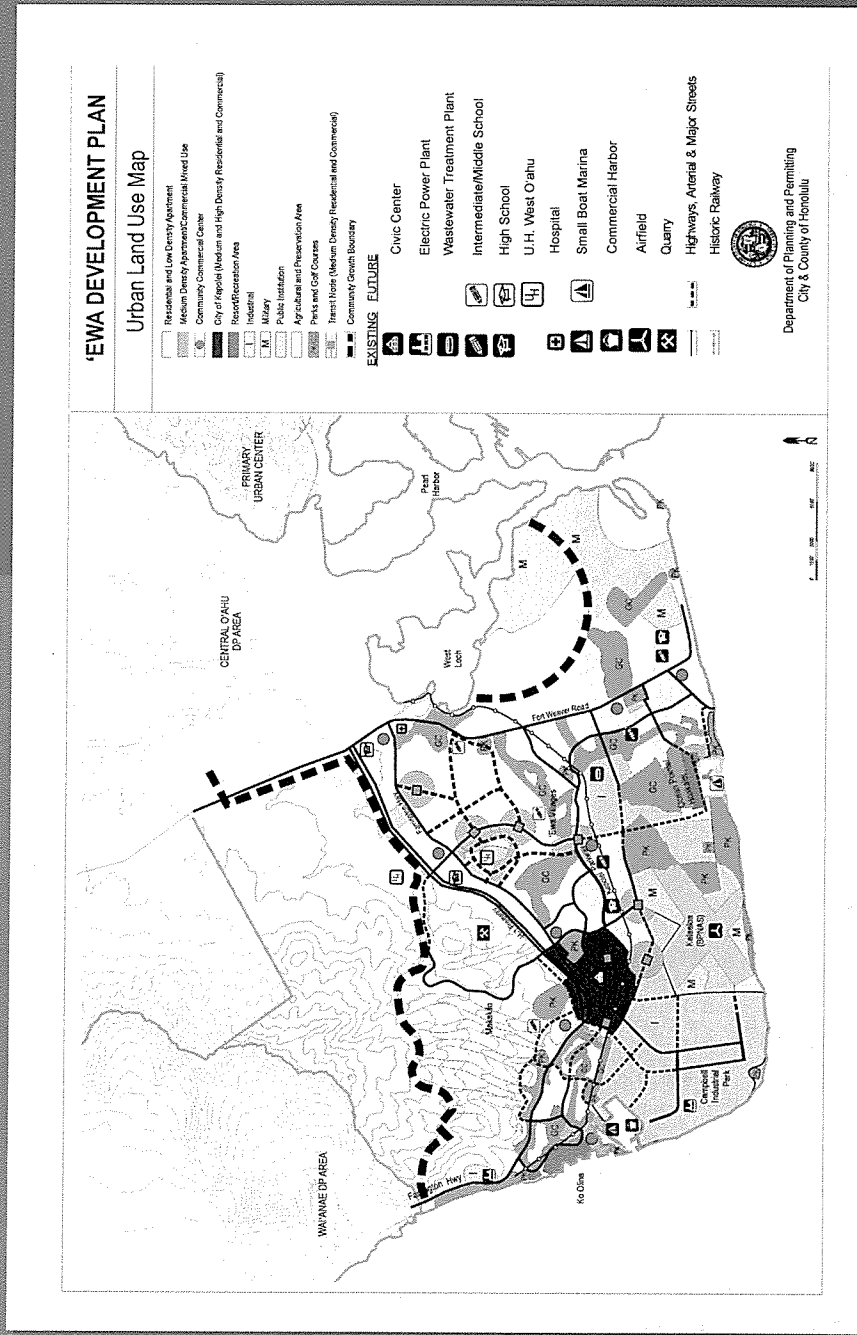
Proposed Plan Development Capacity



Proposed Open Space Map



Proposed Land Use Map



Proposed Public Facilities Map

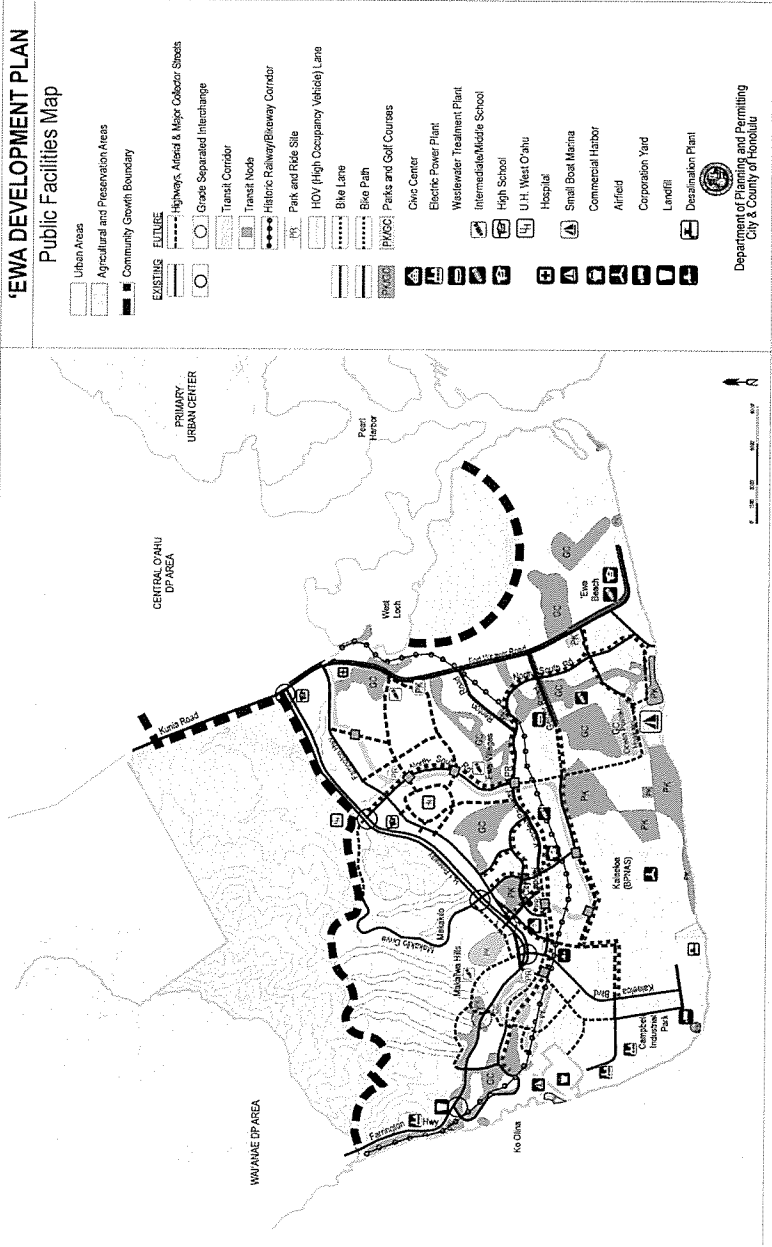


Exhibit A: Community Outreach Milestones for the ‘Ewa Development Plan Review

Summer through Fall 2003	<ul style="list-style-type: none"> Briefing Package and Overview Presentation prepared Interviews and small group meetings with community leaders, land owners, developers, and others with major interests in ‘Ewa's development (Over 20 completed)
Saturday, January 31, 2004	<ul style="list-style-type: none"> <u>Workshop I: Orientation</u> at Kapolei Hale from 8:30 am to 12:30 pm
Sunday, May 2, 2004	<ul style="list-style-type: none"> <u>Smart Growth Workshop for ‘Ewa</u> at the Campbell Building, from 1:00 pm to 4:00 pm
Monday, May 3, 2004	<ul style="list-style-type: none"> <u>Smart Growth Workshop for the ‘Ewa Region</u> at Kapolei Hale from 8:30 am to 4:00 pm
Tuesday, May 4, 2004	<ul style="list-style-type: none"> <u>Smart Growth Workshop for the Kapolei Urban Design Plan</u> at the Campbell Building from 8:30 am to 3:00 pm
Wednesday, October 22, 2008	<ul style="list-style-type: none"> <u>Presentation on Preliminary Review Findings and the Public Review Draft ‘Ewa Development Plan</u> to Makakilo/Kapolei/Honokai Hale Neighborhood Board. All present were invited to attend a public workshop on Oct. 28 (A presentation to the ‘Ewa Neighborhood Board in October was not possible because they were holding a candidate forum, but an invitation to attend the Oct. 28 workshop was made.) Members of both boards were provided copies of the Public Review Draft Plan and preliminary findings. Copies of the Plan and preliminary findings were also distributed to members of the public attending the Board meetings.

Saturday, October 25, 2008	<ul style="list-style-type: none">• <u>Workshop II: Public Review Draft Plan and Preliminary Review Findings</u> at Hale Kalaniana'ole from 8:00 am to 12:30 pm• All participants at the workshop were provided with copies of the Public Review Draft Plan and preliminary review findings.• In addition, copies of the workshop presentation, handouts, comments received at the workshop, and the Plan and preliminary findings were posted on the Department's website.
October 22, 2008 to March 15, 2009	<ul style="list-style-type: none">• <u>Comment Period</u> for the Public Review Draft Plan and Preliminary Review Findings (extended two times at the request of the 'Ewa Neighborhood Board).• Over 60 letters and e-mails were received and are summarized along with the Department's responses in Appendix C in Vol. 1 of the <u>'Ewa Development Plan Review Report</u>.
October 13, 2011	<ul style="list-style-type: none">• <u>Presentation on the Review Findings and Recommendations</u> to the Ewa Neighborhood Board. All in attendance were invited to attend a Nov. 1 Public Information Meeting on the Review and proposed Plan revisions and implementation improvements.• All members of the Board received print copies of the Review Report, Vol. 1 and the modified Ramseyer version of the proposed revised <u>'Ewa Development Plan</u>, and a CD with the Review Report, Vol. 1 and Vol. 2 and the proposed revised Plan.• Copies of the Review Report, the proposed Plan, and the CD were also provided to members of the public attending the Board meeting.

October 26, 2011	<ul style="list-style-type: none">• <u>Presentation on Review Findings and Recommendations</u> to the Makakilo/Kapolei/Honokai Hale Neighborhood Board. All in attendance were invited to attend a Nov. 1 Public Information Meeting on the Review and proposed Plan revisions and implementation improvements.• All members of the Board received print copies of the Review Report, Vol. 1 and the modified Ramseyer version of the proposed revised '<u>Ewa Development Plan</u>', and a CD with the Review Report, Vol. 1 and Vol. 2 and the proposed revised Plan.• Copies of the Review Report, the proposed Plan, and the CD were also provided to members of the public attending the Board meeting.
Nov. 1, 2011	<ul style="list-style-type: none">• <u>Public Information Meeting on Review Findings and Recommendations</u> at Kapolei Hale, 7:00 pm to 10:00 pm. All persons attending received print copies of the Review Report, Vol. 1 and the modified Ramseyer version of the proposed revised '<u>Ewa Development Plan</u>', and a CD with the Review Report, Vol. 1 and Vol. 2 and the proposed revised Plan.• All the materials transmitted to the Planning Commission, including Review Report Vol. 1 and 2 and the proposed revised Plan were posted on the Department's Web page along with the presentation made at the Public Information Meeting summarizing the results of the Review and the proposed revisions to the Plan.

For further documentation of the community outreach process for the 'Ewa Development Plan Review, see Chapter 1 and Appendix C in Vol. 1 of the 'Ewa Development Plan Review Report', and Appendix F, G, and H in Vol. 2.

Exhibit B: Significant Recommended Amendments to the 'Ewa Development Plan

*Page references from the Department of Planning and Permitting's **'Ewa Development Plan Review Report** Vol. 1 [RR]. Additional changes recommended by the Planning Commission based on the Department of Planning and Permitting June 19, 2012 memo indicated with PC*

1. Add language clarifying sustainability policies.
2. Add language clarifying guidance provided by Development Plans and Sustainable Communities Plans (PC)
3. Add language clarifying General Plan policy regarding **rural areas and urban fringe areas outside of 'Ewa and Central O'ahu**. (RR p. 3-4)
4. Add language clarifying that the **loss of agricultural lands** due to focusing development of housing and job centers in 'Ewa and Central O'ahu is necessary if the General Plan policy of keeping the Country country is to be realized. (RR p. 3-5; issue discussion RR p. 2-15;)
5. Strengthen policies calling for **placemaking**: New developments should create "identifiable and easily accessible town and village centers or "Main Street" areas. (RR pp. 3-5, 3-19, 3-21, and 3-36; issue discussion RR pp. 2-9 and 2-27)
6. Add policies supporting inclusion of **accessory apartments (granny flats) and ohana units** in new developments and redevelopments to help provide a wider and more affordable variety of housing. (RR p. 3-6; issue discussion RR p. 2-19)
7. Add policies supporting **improved connectivity** both within subdivisions and between subdivision to reduce congestion within Ewa caused by pod subdivisions with only one way in and out and a lack of mauka-makai and east-west connectors. (RR pp. 3-6, 3-19, 3-26, 3-27, and 3-37; issue discussion RR p. 2-6)
8. Add a policy calling for HCDA to reserve land for **extension of the transit corridor** through Kalaeloa to the City of Kapolei. (RR p. 3-7; issue discussion RR p. 2-12)
9. Add City policy adopted in 2002 which clarify public and private roles and responsibilities for **providing adequate infrastructure**. (RR p. 3-8; issue discussion RR p. 2-21)

10. Add language emphasizing the importance of completion of the **elevated rapid transit system** for providing adequate transportation infrastructure for 'Ewa. (RR p. 3-8; issue discussion RR p. 2-9)
11. Add support for use of **public-private financing mechanisms** to ensure that infrastructure is provided to meet existing and projected need. (RR p. 3-9; issue discussion RR p. 2-21)
12. Update the plan to reflect current City and State plans for **Kalaeloa, East Kapolei, and UH West Oahu**. (RR p. 3-9)
13. Update **water resource policies** to reflect current BWS priorities. (RR pp. 3-9, 3-28, and 3-29)
14. Add **protection for historic resources** at Honouliuli Internment Camp and the 'Ewa Marine Corps Air Field. (RR pp. 3-10, 3-15 and 3-16; issue discussion RR p. 2-38; PC)
15. Delete references to **phasing** and use of phasing as a way of guiding development in 'Ewa. (RR pp. 3-10 and 3-32)
16. Clarify that there may be situations in which use of **natural or man-made vegetated channels** may not be practical. (RR pp. 3-11 and 3-30; issue discussion RR p. 2-17)
17. Clarify when the **shoreline setback** would be expanded to 150 feet from the existing 60 foot standard. (RR p. 3-11)
18. Add a policy calling for new public projects in shoreline areas to analyze the possible impact of **sea level rise** and incorporate, where appropriate and feasible, measures to reduce risks and increase resiliency to impacts of sea level rise. (RR p. 3-12; issue discussion RR p. 2-45)
19. Clarify how **existing paths and bikeways** are to be accommodated in design of new golf courses (RR p. 3-12)
20. Clarify the future of **Pu'u Palailai** as a private nature park (RR p. 3-13)
21. Clarify the **standards for community based parks** (RR p. 3-13)
22. Clarify how **access** should be provided **to trails in the Waianae Mountains** from the top of Makakilo/Makaiwa Hills (RR p. 3-14)
23. Add City policy adopted in 2002 clarifying that previously approved **mitigations of impacts on historic and cultural resources** are assumed to implement the Plan vision and policies. (RR p. 3-15)

24. Clarify considerations to be applied in **protecting views and undergrounding utilities**. (RR p. 3-16)
25. Revise and clarify policies to reflect restrictions preventing extension of **historic train operations** from 'Ewa Plantation Villages to the Waipahu Cultural Garden and to strengthen support for the Hawaiian Railway Society's operations of historic train rides. (RR p. 3-16; issue discussion RR p. 2-41; PC)
26. Add policies calling for **reduction of light pollution**. (RR p. 3-17; issue discussion RR p. 2-42)
27. Add support for a **business hotel** in the City of Kapolei. (RR p. 3-17)
28. Add support for lagoon waterfront activities at Hoakalei as a compatible use which does not preclude eventual marina development (PC)
29. Add support for a **ferry terminal** at Hoakalei Marina if such a service is feasible and financing is available. (RR pp. 3-18 and 3-27)
30. Add support for a neighborhood commercial services core within **'Ewa Plantation Villages**. (PC)
31. Revise the **Kalo'i Gulch drainage** policies to reflect existing drainage plans. (RR pp. 3-18 and 3-30)
32. Add the City's **affordable housing policy** to clarify the requirement to provide 30 percent affordable housing in all new development. (RR p. 3-19; issue discussion RR p. 2-19)
33. Add City policy adopted in 2002 supporting **provision of bus transit routes and facilities** in new subdivisions (RR p. 3-20)
34. Add language supporting multi-family **residential use above the first floor** as a permitted use **in planned commercial centers** (RR p. 3-21)
35. Add language noting that the **Department of Hawaiian Home Lands** has exempted itself from the 'Ewa DP in developing a regional shopping center with two hotels and two office towers at the corner of Kualaka'i Parkway and Kapolei Parkway. (RR p. 3-22; issue discussion RR pp. 2-31)
36. Add language supporting development of a **commercial center** near the intersection of Kunia Road-Farrington Highway and a **commercial center** near the corner of Kualaka'i Parkway and Kapolei Parkway. (RR p. 3-22)
37. Add language supporting development of **office uses serving the UH West O'ahu** in the Transit Oriented Development areas around the two transit stations nearest the campus. (RR p. 3-22)

38. Add language supporting development of a **major film studio** in the Barbers Point Industrial Area. (RR p. 3-23)
39. Add City policy adopted in 2002 for **meeting demand for peak-hour transportation**. (RR p. 3-26)
40. Add the need for **emergency medical service** to the existing first responder policy (RR p. 3-31)
41. Add three new policies to address the **shortfall in emergency shelters** with the capacity to withstand a Category 3 hurricane (RR p. 3-31; issue discussion RR p. 2-46)
42. Add principles for location and mitigation of **antennas for communications purposes** (RR p. 3-32)
43. Identify completion of the 'Ewa Highway Master Plan projects and the East-West Arterial as **high priority capital improvement projects** (RR p. 3-35; issue discussion RR pp. 2-6 and 2-22)
44. Identify development of a network of **collector/connector roads** as a public facility investment priority (RR p. 3-35; issue discussion RR p. 2-6)
45. Recognize the Hawaii Community Development Authority (HCDA) as the agency responsible for planning and coordinating development at Kalaeloa and calls for submittal of the **HCDA Kalaeloa Master Plan** to the City Council for acceptance as the Special Area Plan for Kalaeloa (RR p. 3-35; issue discussion RR pp. 2-24 and 2-30)
46. Add an **Implementation Matrix** providing a listing of Plan policies and guidelines, associated programs, implementing agencies, and the agencies roles.